

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING
DISPOSITION OF PARCEL 10 IN THE WEST END PROJECT AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has conferred with Congregation Beth Hamidrash Hagodol Beth Jacob, concerning the proposed development of Parcel 10 in the West End Project Area; and

WHEREAS, a proposal for such development was submitted by Congregation Beth Hamidrash Hagodol Beth Jacob; and

WHEREAS, the Congregation Beth Hamidrash Hagodol Beth Jacob was tentatively designated as the redeveloper of Parcel 10 by the Authority on August 11, 1966; and

WHEREAS, a proposed Land Disposition Agreement has been presented to this meeting; and

WHEREAS, the proposed purchase price for said parcel of \$1.35 per square foot is based upon two independent appraisals of the value of said parcel for the proposed uses.

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the procedure used for the disposition of Parcel 10 is the appropriate method of making the land available for redevelopment.
2. That the Land Disposition Agreement for the disposition of Parcel 10 to the developers named above is hereby approved, subject to HUD concurrence, and the Executive Director is hereby authorized to execute such agreement on behalf of the Authority substantially in the form presented to this meeting; execution by the Executive Director to be conclusive evidence that such agreement is substantially in the form presented to this meeting.
3. That the proposed price of \$1.35 per square foot is hereby approved and determined to be not less than the fair value of the parcel for the proposed uses.
4. That the developer possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the West End Land Assembly and Redevelopment Plan.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

6. That the Executive Director is further authorized to execute and deliver a deed conveying said property pursuant to such disposition agreement; and that the execution by the Executive Director of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusive evidence that the terms and provisions thereof are by the Executive Director deemed proper and in the best interests of the Authority.

MEMORANDUM

TO: THE AUTHORITY

FROM: KANE SIMONIAN, EXECUTIVE DIRECTOR

DECEMBER 19, 1968

SUBJECT: West End Project U.R. Mass. 2-3
Parcel 10 - Plans for new Synagogue

On August 11, 1968 the Authority tentatively designated the Congregation Beth Hamidrash Hagodol Beth Jacob as the developer for Parcel 10, West End Project.

The Congregation has submitted plans for the proposed synagogue which have been reviewed and approved by the Authority's Design Department.

It is recommended that the plans be approved.

VOTED: that the plans prepared by Childs, Bertram, Tseckares Associates, Inc. entitled "Beth Hamidrash Hagodol Beth Jacob Synagogue", consisting of five pages, all dated September 18, 1968, for the new building on Parcel 10, West End Project, submitted under cover of the Executive Director's memorandum of December 12, 1968 are hereby approved.

December 19, 1968

TO: Boston Redevelopment Authority

FROM: Kane Simonian, Executive Director

SUBJECT: West End Project, UR Mass. 2-3
Disposition of Parcel 10 to Congregation Beth Hamidrash Hagodol
Beth Jacob

1230
12/19

There is attached hereto a resolution approving the land disposition agreement and authorizing the conveyance of Parcel 10, West End Project to the Congregation Beth Hamidrash Hagodol Beth Jacob. On August 11, 1966 the Authority tentatively designed the Congregation as the redeveloper. The parcel contains approximately 12,326 square feet.

The plans for the new synagogue have been prepared by Childs, Bertman Tsecharas Associates, Inc. and reviewed by the Authority's Design Review staff. The Redeveloper's Statement of Qualifications and Financial Responsibility and the Redeveloper's Statement for Public Disclosure, required by HUD regulations, have been submitted. Engineering estimates indicate a construction cost of \$162,300. Redeveloper's Statement of Financial Responsibility certifies a cost position of over \$355,000 plus interest.

The Chairman of the Building Committee, Maurice H. Saval, has indicated that construction should be started in 1969, subject to the conveyance of the land.

Adoption of the resolution is recommended.